

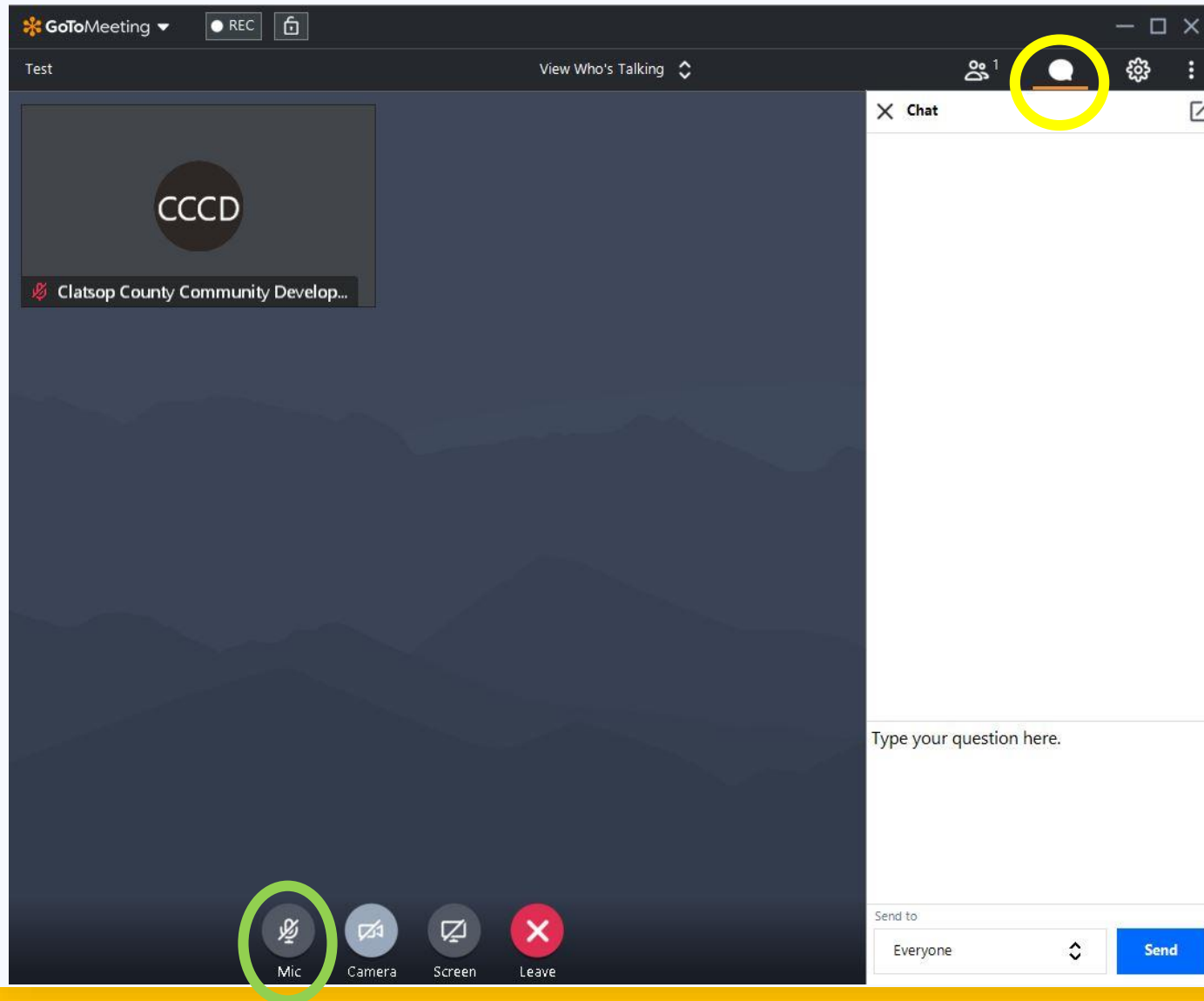
STR ORDINANCE REVISIONS TOWN HALL #1

SEPTEMBER 24, 2021

OUTLINE

1. Welcome and Introductions
2. GoTo Meeting
3. Background
4. Framework
5. Data
6. Parking
7. Garbage
8. Noise
9. Transferability
10. Permit Cost / Length of Permit
11. Next Meetings / Topics

GOTO MEETING TIPS



- Questions can be typed into the chat box (see area circled in yellow to the left)
- Phone callers can mute / unmute by using *6
- If you are not speaking, please have your phone or microphone on mute (see area circled in green to the left)
- To make sure that everyone has a chance to speak and be heard, please wait until you are called upon if you are registered to speak

BACKGROUND

	2021							2022	
	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB
DLCD 45-Day Notice for Moratorium (must be sent to DLCD at least 45 days prior to final public hearing)	✓	✓							
Prepare Draft Moratorium Ordinance	✓	✓							
BOC Work Session / Town Hall – Moratorium Ordinance		✓							
14-Day Public Comment Period – Moratorium Ordinance		✓							
1 st Public Hearing – Moratorium Ordinance (August 11)			✓						
2 nd Public Hearing – Moratorium Ordinance (August 25)			✓						
Moratorium in Effect for Initial 120-day period, with possible extension				✓					
Prepare Draft #1 - Combined Ordinance and Revisions	✓	✓	✓						
BOC Work Session / Town Hall – Draft #1				✓					
14-Day Written Public Comment Period – Draft #1				✓					
Prepare Draft #2 – Combined Ordinance and Revisions									
BOC Work Session / Town Hall – Draft #2									
14-Day Written Public Comment Period – Draft #2									
Prepare Draft #3 – Combined Ordinance and Revisions									
BOC Work Session / Town Hall – Draft #3									
14-Day Written Public Comment Period – Draft #3									
Measure 56 Notice Prepared and Mailed to Affected Property Owners									
1 st Public Hearing – Combined Ordinance (February 9, 2022)									
2 nd Public Hearing – Moratorium Ordinance (February 23, 2022)									

- **Board of Commissioner Work Sessions:**

- **February 24, 2021:**
Discuss possible revisions to STR ordinances 17-02 and 19-04
- **April 20, 2021:**
Board directs staff to pause work on the proposed revisions
- **June 1, 2021:**
Board directs staff to prepare a draft moratorium ordinance and conduct public town hall meetings
- **August 25, 2021**
Board adopts moratorium, effective September 1, 2021

- **DLCD Notice**

- Per ORS 197.520(1)(a), written notice must be provided to DLCD at least 45 days prior to the final public hearing to consider adoption of the moratorium
- Required notice submitted on June 4

FRAMEWORK

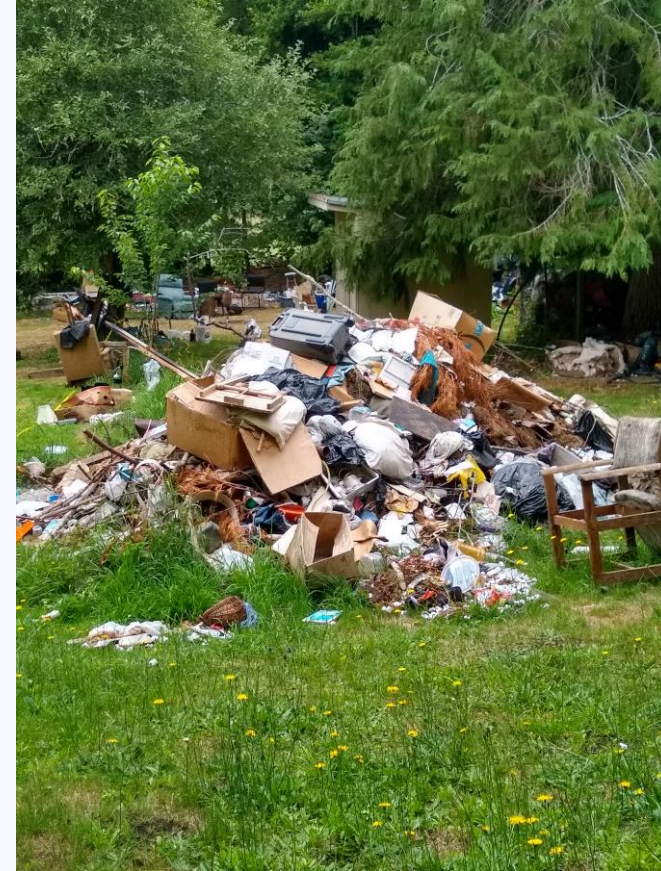
- No blanket STR prohibition
- No “grandfathering out” of STR units
- One ordinance for entire unincorporated county
- Some complaints and violations not under jurisdiction of County Code Compliance
 - Burn-ban and open fire violations
 - Animals
 - Trespassing
 - Drug/Alcohol Violations
 - Public Urination/Masturbation
- Some complaints are not inherent to STRs – these rules apply to all properties in unincorporated County
 - Lighting (not addressed in STR ordinance, Chapter 8.20, CCC)
 - Noise (quiet hours 10PM-7AM, Chapter 8.12, CCC)
 - Solid Waste Accumulation (Chapter 1.12, CCC)
 - Nuclear Weapons (Chapter 8.08, CCC)
- Common Sense!

EXAMPLE

- Solid Waste Accumulation

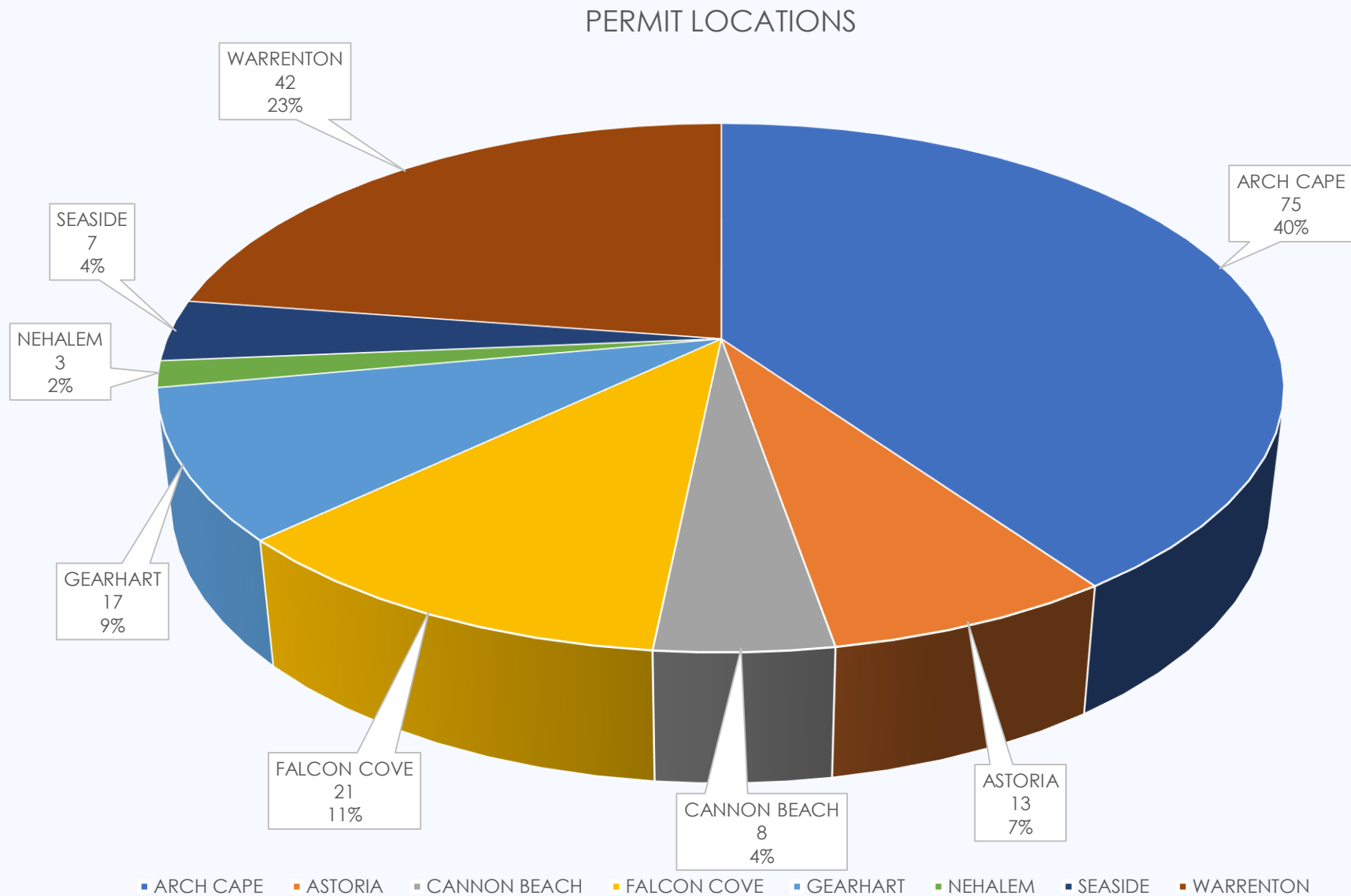


- Solid Waste Accumulation



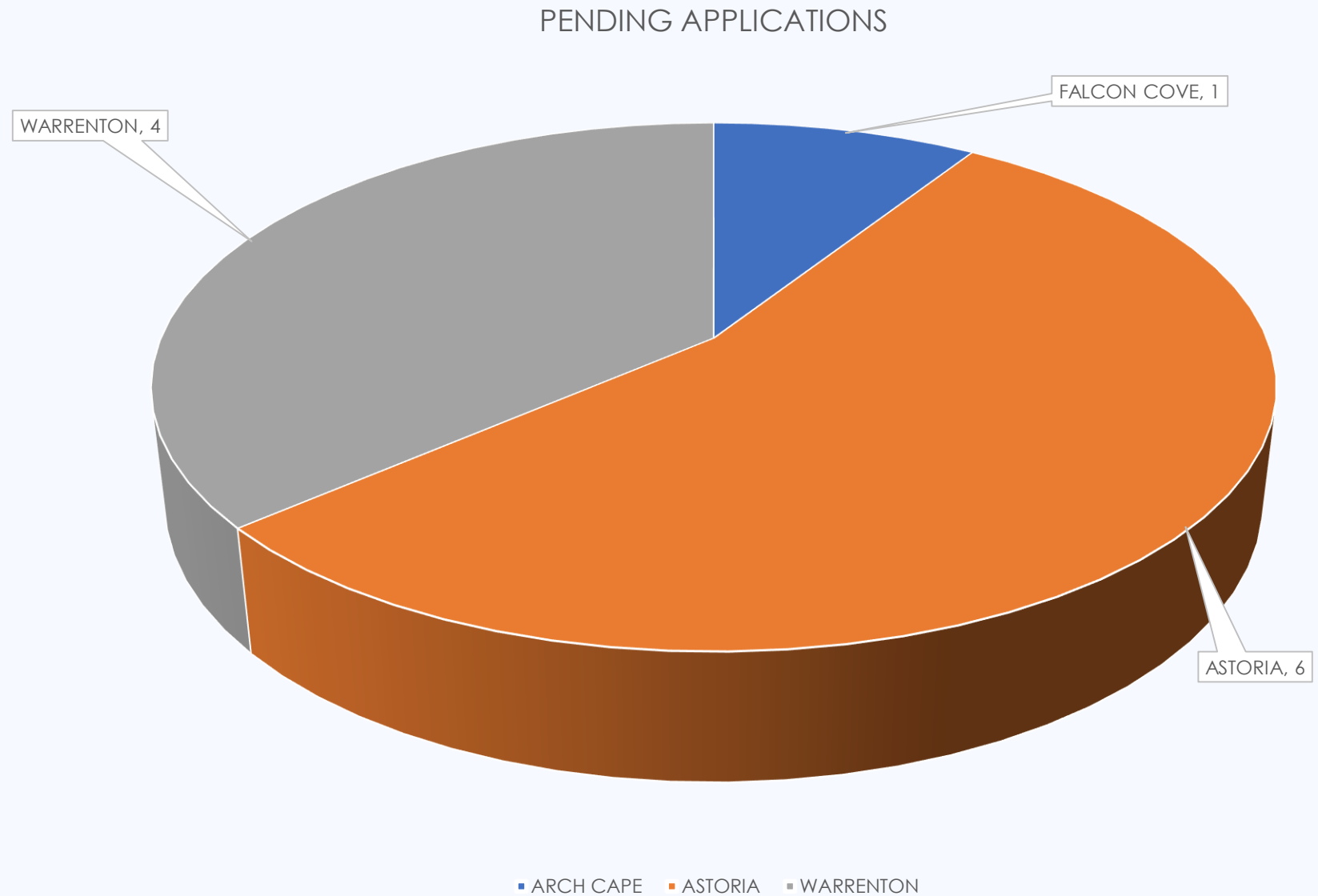
DATA

- 186 STRs permitted in unincorporated Clatsop County



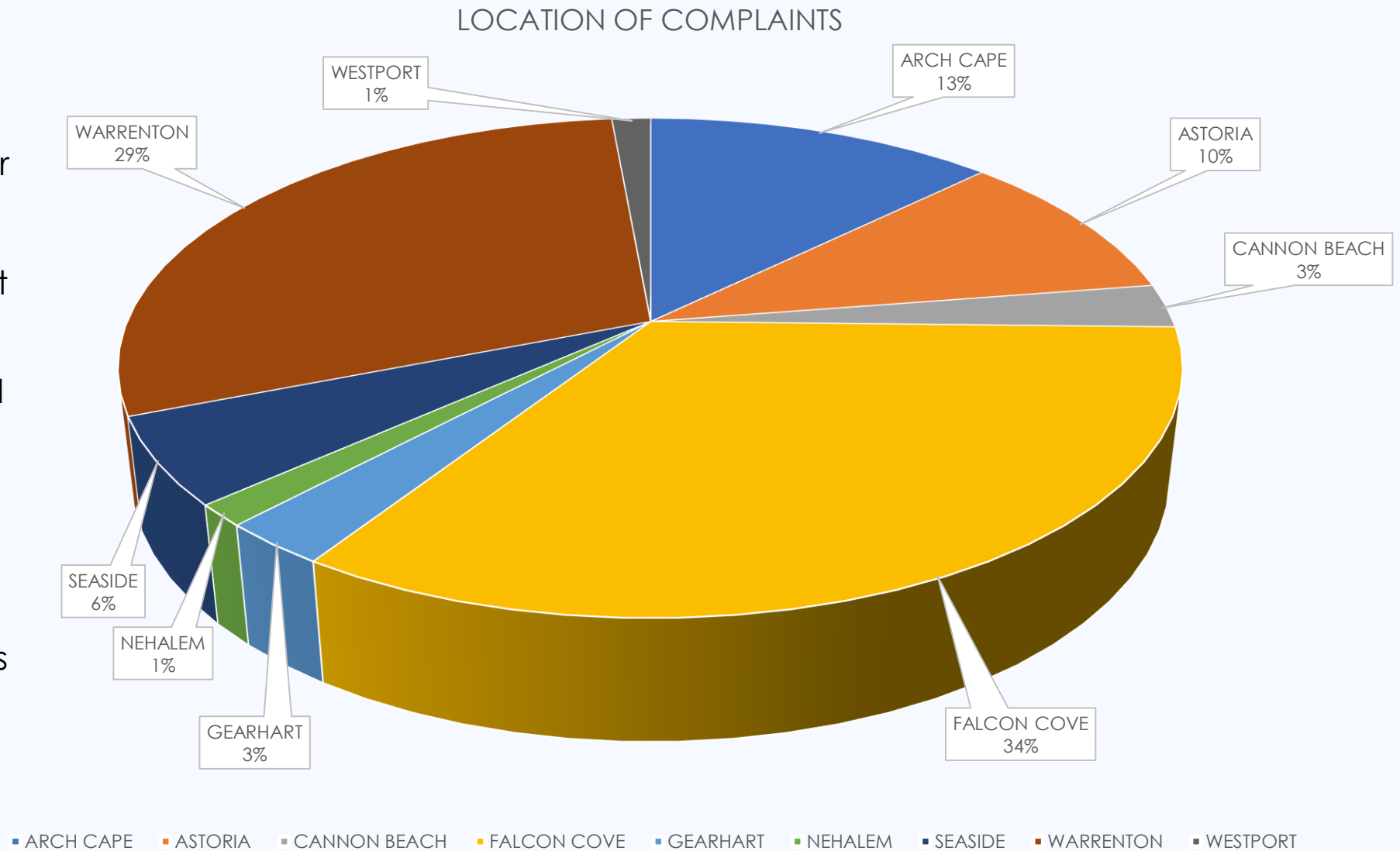
DATA

- 11 pending STR applications in unincorporated Clatsop County



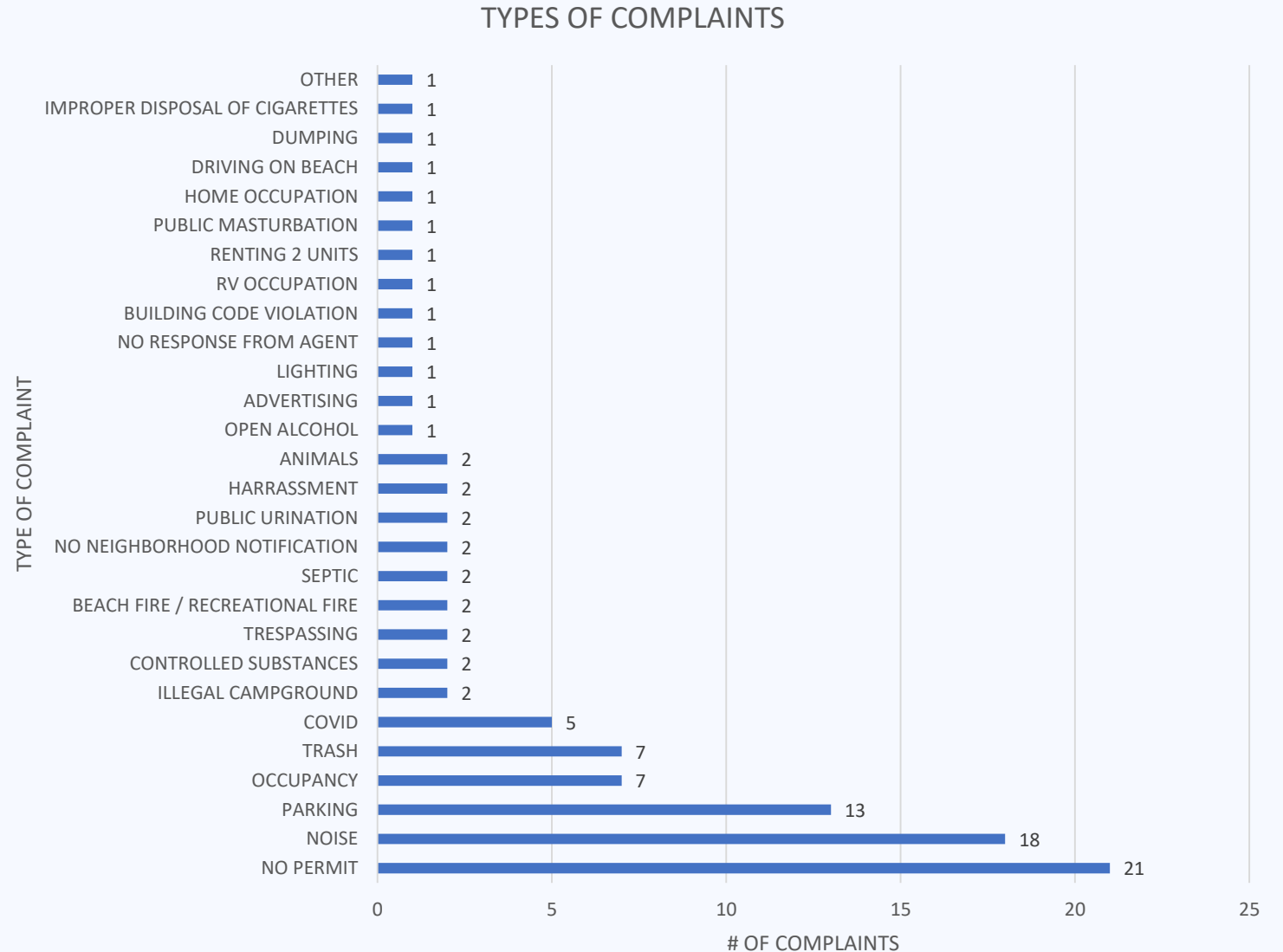
DATA

- From January 1, 2018 – September 22, 2021, a total of 71 complaints were filed against STR properties
- Falcon Cove and Warrenton were the source of most complaints
- Some of the complaints listed multiple violations



DATA

- 102 possible violations were reported
- Top three complaints are:
 - Operating without a permit
 - Noise
 - Parking
- Those top 3 categories account for 51% of all STR complaints
- 20 complaints (20%) were for actions outside of Code Compliance jurisdiction



PARKING

z	JURISDICTION	PARKING
EXISTING	CLATSOP COUNTY	At least one off-street parking space for each approved sleeping area, plus one additional space. Trailers for boats and all-terrain vehicles will be allowed in available off-street parking spaces. Parking shall not, under any circumstances, hinder the path of any emergency vehicle. Renters may be cited and fined under existing state law in the event they park illegally.
PROPOSED	CLATSOP COUNTY	No changes proposed. Remove from list of violations that could lead to permit revocation.
	CANNON BEACH	1 BEDROOM: MAX OCCUPANCY = 6; MIN PARKING REQ'D: 2 SPACES 2 BEDROOM: MAX OCCUPANCY = 6; MIN PARKING REQ'D: 2 SPACES 3 BEDROOM: MAX OCCUPANCY = 8; MIN PARKING REQ'D: 3 SPACES 4 BEDROOM: MAX OCCUPANCY = 10; MIN PARKING REQ'D: 4 SPACES 5 BEDROOM: MAX OCCUPANCY = 12; MIN PARKING REQ'D: 4 SPACES Parking must be located entirely on the property and be accessible from a driveway or public street No prohibition against on-street parking, but it cannot be counted towards required parking
	GEARHART	1 space per bedroom Parking must be onsite No prohibition against on-street parking, but it cannot be counted towards required parking
	LINCOLN COUNTY	1 parking space for each approved sleeping area, plus 1 additional parking space per unit. For all dwellings constructed on or after July 1, 2016, all required parking must be off-street.
	MANZANITA	1 parking space for each bedroom, plus 1. All required parking must be off-street. If a sufficient number of off-street parking spaces are not available for the authorized number of vehicles for overnight parking, then on-street parking shall be limited to one(1) vehicle. Trailers for boats and all-terrain vehicles may be allowed but shall not exceed the allowable parking for each Short-Term Rental property.
	SEASIDE	Each VRD is required to have a minimum of two parking spaces plus one additional space for each bedroom over two bedrooms. On-street parking by VRD guests is not allowed. Each parking space must be at least 9'x18'. Parking spaces inside of a garage are allowed so long as the VRDs garage does not have items inside that would prohibit it's use.

Justification: Ordinance states that renters are responsible for violations, not property owner. Illegal parking violations should be reported to the STR hotline or law enforcement. Parking that does not hinder emergency vehicles is permitted within public rights-of-way unless signed "No Parking".

GARBAGE

	JURISDICTION	GARBAGE
EXISTING	CLATSOP COUNTY	The owner shall provide covered garbage containers that can be secured. All garbage must be placed and be kept in secured containers provided for that purpose. Containers shall not block access to the property or dwelling unit. Garbage shall be removed a minimum of one time per week unless the short-term rental is not rented.
PROPOSED	CLATSOP COUNTY	No changes proposed to requirement. Staff is recommending this be listed as a Class C violation. Creating a Class C violation would require amendment of Chapter 1.11.010, CCC.
	CANNON BEACH	Weekly solid waste collection service shall be provided during all months that the dwelling is available as a rental.
	GEARHART	1. Weekly solid waste collection shall be provided by the owner during all months that the dwelling is rented. 2. A wind latch must be installed by the garbage provider on all outdoor garbage and recycling receptacles.
	LINCOLN COUNTY	The owner shall be required to maintain adequate garbage service, with all garbage fitting inside required secure containers, from the franchised waste disposal service company serving tis property. The service must be at a level commensurate with the garbage generated at the dwelling, but no less than weekly service when the short term rental is being rented.
	MANZANITA	During periods of Rental, the Owner shall provide adequate covered and properly secured garbage containers in conformance with all related guidelines established by the City. Before the original license issuance and the annual license renewal, the Owner shall provide the City with evidence that the Dwelling Unit receives side yard or walk-up garbage service from the local franchised garbage hauler. Garbage shall be removed a minimum of one (10 time per week, unless the Short-Term Rental is not being Rented.
	SEASIDE	Rental must comply with City ordinances regarding noise, smoke, dust, litter, odor, and solid waste collection. Weekly solid waste pick-up is required during all months.

Justification: Accumulation of trash can become a public health issue and should be addressed in the ordinance. Most complaints are about trash located outside a bin on or near pick-up day or partially open bins on or near pick-up day. Trash is rarely, if ever, on-site for more than 7 days.

NOISE

	JURISDICTION	NOISE
EXISTING	CLATSOP COUNTY	The hours of 10:00PM until 7AM the next day are required quiet time. Renters who violate this standard may be issued a citation and be subject to a fine pursuant to Clatsop County Code Chapter 8.12.
PROPOSED	CLATSOP COUNTY	Add requirement that quiet hours must be posted in a prominent place within the rental unit. Remove as an STR violation that could lead to permit revocation.
	CANNON BEACH	Not addressed in ordinance
	GEARHART	Not addressed in ordinance
	LINCOLN COUNTY	Quiet hours of 10PM - 7AM. Renters who violate the standard may be issued enforcement mechanisms. Multiple violations of the quiet time requirements by STR renters may subject the licensee to revocation or nonrenewal of the license. Owner or contact must notify renters, in writing of quiet times and possibility of sanction for violation.
	MANZANITA	Quiet hours of 10PM - 7AM. No noise shall exceed 55dBA. Noise levels measured from the public rights-of-way where the alleged offense is occurring.
	SEASIDE	Rental must comply with City ordinances regarding noise.

Justification: Ordinance states that renters are responsible for violations, not owner. Noise violations should be reported to the STR hotline or law enforcement. Noise restrictions are in effect throughout the county and are not inherent to an STR.

TRANSFERABILITY

	JURISDICTION	TRANSFERABILITY
EXISTING	CLATSOP COUNTY	Currently transferable
PROPOSED	CLATSOP COUNTY	Revise ordinance to prohibit transfer of permits
	CANNON BEACH	LIFETIME LIMITED PERMIT: NO 5-YEAR PERMIT: NO 14-DAY PERMIT: NO
	GEARHART	Only via inheritance, not with sale of property
	LINCOLN COUNTY	Not addressed in ordinance
	MANZANITA	Non-transferable except for transfer from a person to a trust serving the same person or to a family member or transfer pursuant to a will or bequest
	SEASIDE	Non-transferable

Justification: Requiring new owners to apply for a new STR permit ensures that an inspection is completed and that the STR will meet all current health/safety regulations. Clatsop County is currently the only jurisdiction surveyed that allows unlimited transfer of STR permits.

PERMIT COST / LENGTH OF PERMIT

	JURISDICTION	PERMIT COST	LENGTH OF PERMIT
EXISTING	CLATSOP COUNTY	\$550	5 Years
PROPOSED	CLATSOP COUNTY	No change proposed.	2 Years
	CANNON BEACH	\$606, plus \$75 business license fee	LIFETIME LIMITED PERMIT: Valid until sale or transfer of property 5-YEAR PERMIT: 5 consecutive years. Cannot be renewed 14-DAY PERMIT: 14 days. Permit is valid for 1 year
	GEARHART	\$725, plus \$125 inspection fee	1 Year
	LINCOLN COUNTY	\$350 new application fee \$125 renewal fee	1 Year
	MANZANITA	\$75 application fee \$250 annual license fee	1 Year
	SEASIDE	\$20 filing fee \$475-\$550 business license fee \$430 planning review fee \$240 Planning Commission review fee	1 Year

Justification: Adopted budget policies require permit fees to reflect the actual cost of services required to issue permit. In the case of STR permits, significant taxpayer expenditure is required for the STR hotline, code compliance and planning staff in order to address complaints.

Next Meetings:

November 12 - 10AM

Topics:

- Occupancy
- Length of Stay
- Violations and Penalties
- Unsubstantiated Complaints

January 22, 2022 – 10AM

Topics:

- Local Representative
- Neighborhood Notification Requirements
- LAWDUC and STRs

Meeting Documents and Info

<https://www.co.clatsop.or.us/landuse/page/short-term-rental-ordinance-revisions>

QUESTIONS?

SEPTEMBER 24, 2021